027.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	918,400	/	918,400
USE VALUE:	918,400	/	918,400
ASSESSED:	918,400	/	918,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96	-98	GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KNISELL CAROL A/LIFE ESTATE
Owner 2:	REMAINDER DEBORAH KNISELL
Owner 3:	
Street 1:	96 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KNISELL EDWARD F-CAROL A -
Owner 2:	-
Street 1:	96 GRAFTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2631 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	458,500	5,100	454,800	918,400
Total Card	0.114	458,500	5,100	454,800	918,400
Total Parcel	0.114	458,500	5,100	454,800	918,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.14 | /Parcel: 349.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	18144
GIS Ref	
GIS Ref	
Insp Date	07/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 027.0-0001-0007.0

!2218!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	458,700	5100	4,950.	454,800	918,600	918,600	Year End Roll	12/18/2019
2019	104	FV	352,800	5100	4,950.	483,200	841,100	841,100	Year End Roll	1/3/2019
2018	104	FV	352,800	5100	4,950.	352,500	710,400	710,400	Year End Roll	12/20/2017
2017	104	FV	330,600	5100	4,950.	307,000	642,700	642,700	Year End Roll	1/3/2017
2016	104	FV	330,600	5100	4,950.	261,500	597,200	597,200	Year End	1/4/2016
2015	104	FV	294,200	5100	4,950.	255,800	555,100	555,100	Year End Roll	12/11/2014
2014	104	FV	294,200	5100	4,950.	210,300	509,600	509,600	Year End Roll	12/16/2013
2013	104	FV	306,200	5100	4,950.	200,100	511,400	511,400		12/13/2012

PRINT

Date	Time
12/10/20	17:40:54

LAST REV

Date	Time
12/17/18	10:57:48

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2218

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNISELL EDWARD	64231-156		9/15/2014	Convenience	1	No	No		EDWARD KNISELL D.O.D. 8/10/2011.
	14155-482		12/5/1980			No	No		N

USER DEFINED

Prior Id # 1:	18144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2018	1575	Inter Fi	45,000	C				
12/13/2013	1817	Manual	30,000	C				
10/14/2009	987	Manual	4,500					
1/21/1997	31	Manual	5,900					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
2/6/2014	Info Fm Prmt	EMK	Ellen K
2/21/2009	Meas/Inspect	345	PATRIOT
11/10/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	267	PATRIOT
8/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	454,802	Spl Credit		Total: 454,800

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06932902
Const Adj.:	0.97903168
Adj $ / SQ:	177.974
Other Features:	110250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664468
Depreciation:	205985
Depreciated Total:	458483

COMMENTS

FFL HEAT=GAS/STEAM. SFL HEAT=OIL/STEAM..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	6	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
1	5	2	1
Totals			
2	13	6	

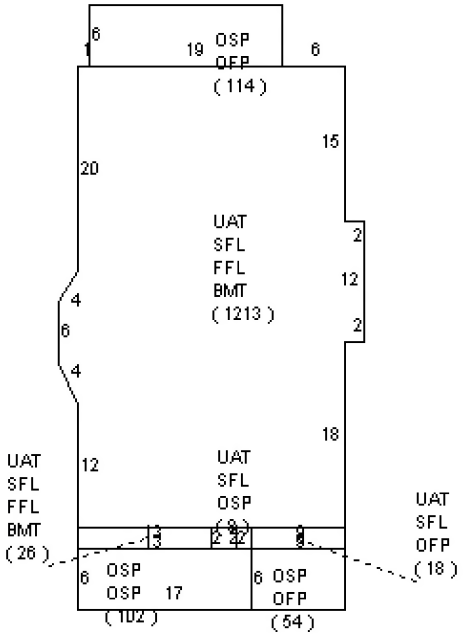
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.97
Special Features:	0	Val/Su Net:	99.14
Final Total:	458500	Val/Su SzAd	183.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,265	177.970	225,137
BMT	Basement	1,239	53.390	66,153
FFL	First Floor	1,239	177.970	220,510
OSP	Screen Porch	380	22.450	8,529
UAT	Upper Attic	316	92.550	29,268
OFP	Open Porch	186	24.840	4,620

Net Sketched Area:	4,625			Total:	554,217
Size Ad	2504	Gross Are	5574	FinArea	2631

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100